GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration & Urban Development Department - Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam – Change of land use from Agriculture Use to Residential Use in Sy.Nos.389/p, 390/p, 404/p, 406/p, 407/p, 408/p, 409/p, 410/p, 411/p, 482/p and 391/1p of Narava (V), Pendurthi (M), Visakhapatnam District to an extent of Ac.27.87 cents – Draft Variation – Confirmation – Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M) DEPARTMENT

G.O.MS.No. 138 **Dated: 12-05-2020.**

Read the following:-

1. From the VC, VUDA Lr.Rc.No.916/2012/L3, dt.25.03.2013.
2. Govt. Lr.No.8107/H2/2013, dt.25.05.2013.
3. From Sri P.V. Srinivas, Ramky Estates & Farms Ltd. representation dt.24.05.2013.
4. From the VC, VUDA Lr.Rc.No.916/2012/L3, dt.28.06.2013.
5. Govt. Memo.No.11411/I2/2011, dt.30.06.2012.
6. Govt. Memo.No.8107/H2/2013, dt.07.08.2013.
7. A.P. Gazette No.587, Part-I, Extraordinary, dt: 15.08.2013.
8. From the MC, VMRDA, Visakhapatnam Lr.Rc.No.916/ 2012/L3, dt: 25.09.2019.
9. From the MC, VMRDA, Lr.Rc.No.916/ 2012/L3 (e-41556) dt: 19.03.2020.

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O R D E R :-

The draft variation to the land use envisaged in the Master Plan for Visakhapatnam issued in the Government Memo 6th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.587, Part-I, dt.15.08.2013. In the reference 8th read above, the Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam, has reported that a Press Notification has been issued by their office in Vartha and Hindu newspapers dt:23.08.2013 duly calling for objections and suggestions. No objections and suggestions were received within stipulated time of (15) days. Further, the applicant has paid an amount of Rs.1,13,79,887/- towards processing fee, conversion charges and paper notification charges to VMRDA and also submitted NALA certificate issued by the RDO, Visakhapatnam for an extent of Ac.0.18 cts in Sy.No.411/5p of Narava (V), Pendurthi (M), Visakhapatnam District. Hence, the draft variation is confirmed.

2. The appended notification will be published in an Extra-ordinary issue of Andhra Pradesh Gazette, Dated:12.05.2020.

J SYAMALA RAO
SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.

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The Metropolitan Commissioner,
Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

Copy to:-

The individual through MC, VMRDA, Visakhapatnam.
The Commissioner, GVMC, Visakhapatnam.
The District Collector, Visakhapatnam District, Visakhapatnam.
SF/SC.

// FORWARDED :: BY ORDER //

SECTION OFFICER

NOTIFICATION

In exercise of the powers conferred by Section 15 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016, the Government hereby makes the following variation to the land use envisaged in the Master Plan for Visakhapatnam sanctioned in G.O.Ms.No.345, MA, dt: 30.06.2006, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.587, Part-I, dt.15.08.2013 as required under sub-section (3) of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016.

V A R I A T I O N

The site falling in Town Survey Nos.389/p, 390/p, 404/p, 406/p, 407/p, 408/p, 409/p, 410/p, 411/p, 482/p and 391/1p of Narava (V), Pendurthi (M), Visakhapatnam District to an extent of Ac.27.87 cents, the boundaries of which are given in the schedule below, which is presently earmarked for Agricultural Use in the Master Plan of Visakhapatnam, sanctioned in G.O.Ms.No.345 M.A. & U.D. Department, dt: 30.06.2006 is now designated as Residential Land Use by variation of change of land use, as the proposed site is surrounded by approved Layout and existing built up area on Southern side, as shown in Map No.10/2013, which is available in the office of the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam, **subject to the following conditions namely:-**

1. The applicant shall hand over required land if any for road widening on free of cost to the concerned authority through Registered Gift Deed.

2. The applicant shall provide necessary buffer as per rules in force on sides of GAIL & HPCL pipelines aligned in the site under reference.

3. The conditions stipulated in the NOC issued by the GAIL & HPCL shall be scrupulously followed by the applicant.

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4. The applicant shall obtain approval of building plans for construction of buildings from concerned Municipality / Corporation / VMRDA as the case may be duly paying necessary charges to them as per rules in force.

5. The title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., VMRDA/GVMC before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.

6. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.

7. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.

8. After approval of the change of land use the applicant have to apply to VMRDA for necessary development permission duly paying the charges / fees to VMRDA.

9. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.

10. Any other conditions as may be imposed by MC, VMRDA, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North	:	Sy.Nos.482, 481, 480 & 409.
East	:	Sy.Nos.480, 405, 404, 406 & 391.
South	:	Sy.Nos.391, 390, 389, 402 & 406.
West	:	Sy.Nos.389, 411 & 482.

J SYAMALA RAO
SECRETARY TO GOVERNMENT

SECTION OFFICER